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Redevelopment Board Minutes 12/04/2006

Arlington Redevelopment Board
Minutes of December 4, 2006

Members Present: Roland E. Chaput
 Andrew P. West
 Edward T. M. Tsoi
 Christopher P. Loreti
 Bruce Fitzsimmons

Also Present: Kevin J. O'Brien
 Laura Wiener
 David Berry
 Joey Glushko

Roland Chaput opened the meeting at 7:02 and announced the start of a public hearing on a special permit application to construct a retail building at 1406 Massachusetts Avenue. The application also proposes to change the existing permit for 1398 Massachusetts Avenue which is also owned by the applicant. The proposal essentially combines the two projects into one larger project. Roland Chaput asked Dick Keshian, attorney for the applicant to begin. Dick Keshian introduced the applicant Len Bierbrier and the architect, David Chielinski and asked Mr. Chielinski to present the project. The Board had seen a very similar proposal earlier this year, so Mr. Chielinski concentrated on the changes that were now being proposed. The Board received a letter from Peter Feinmann a nearby business owner asking that the parking requirement not be reduced. Tom Langdon, an abutter expressed general support for the project, but complained about the noise from the dumpster.

Bruce Fitzsimmons asked if the applicant would consider reducing the parking by eliminating some of the number of compact car parking spaces. Len Bierbrier said he was reluctant to reduce them any more. Chris Loreti asked about the provision of required open space within the parking lot as required by Section 8.12,b,5. David Chielinski maintained that the required amount was there, added to the buffer areas.

Ed Tsoi moved that the permit be granted as presented in the plans dated November 9, 2006 and with the conditions in the Director's report. After some additional discussion, the motion was seconded by Bruce Fitzsimmons and the Board voted 4 to 1 in favor.

Roland Chaput announced the continuance of the hearing on the application for a special permit at 1 Broadway. Kevin O'Brien explained that the discussion between Licensed Site Professionals regarding the proposal were not complete and recommended that the hearing scheduled for this time be continued. Ed Tsoi moved that the hearing be continued until December 11, 2006 at 7:00 PM in the second floor conference room of the Town Hall Annex. Andrew West seconded the motion and the Board voted 5 to 0 in favor.

The Board reviewed the minutes of the meeting of November 20, 2006 and made some minor changes. On a motion by Bruce Fitzsimmons, seconded by Andrew West, the Board voted 5 to 0 to approve the minutes as amended. On a motion by Bruce Fitzsimmons, seconded by Andrew West, the Board voted 5 to 0 to approve the minutes of the executive session of the meeting of November 20, 2006.

Roland Chaput turned the meeting over to Vice-Chair Andrew West because he had to leave the meeting. Andrew West introduced the discussion about proposed warrant articles summarized below.

Zip-Cars Regarding a proposal to allow "Zip-cars" in publicly owned parking lots that are zoned residential the Board suggested that the use be made specific to Town owned properties.

Compact Parking Spaces It had been suggested to remove the provision for smaller, compact car spaces in Arlington. The Board suggested lowering the percentage allowed in a lot to 20% and increasing the size of the "compact" spaces to 8' x 16'.

Affordable Housing The Board discussed this proposal to change Sect. 11.08 with Laura Wiener, Housing Director and David Levy of the Housing Corporation of Arlington. The Board suggested the price of rental housing be fixed at 65% instead of 60%.

Sustainability Standard The Board felt that there was so little precedent for this that it should suggest the creation of a study committee (with funding) instead of making a change to the bylaw now.

Stormwater Mitigation The Board made suggestions relative to the types of changes that would be subject to the bylaw and relative to the fiscal hardship that may be cause for a waiver.

Kevin O'Brien mentioned that there have been other suggestions for bylaw changes and the Department may bring forth some other suggestions soon.

Andrew West then asked Kevin O'Brien to discuss the planning effort currently underway – Planning Arlington's Future. Kevin O'Brien described the state of the work with MAPC to survey the public and hold visioning sessions. The Board suggested that it and other Town Boards and Commissions should give more direction to the effort. It was decided that more discussion was needed and that significant time should be scheduled as soon as possible to do so.

The meeting adjourned at 11:00PM.

Respectfully submitted,
 Kevin J. O'Brien